Reference: 2647 May 25, 2021

Dear Ms. Lisa Brinkman, MCIP, RPP

Development Planner

Planning & design Section

Community Development

Building Design & Variance Rationale for 2345 Kenworth Road project,

The proposed project is proposed building for Rental housing.

Variance Rationale:

Building Height

- Minor height Variance required for side wall of elevator shaft as just this part of building raised to flag the entrance of building to better direction for people looking for entrance. The allowable height is 14m and request for height is 14.73m,
  The rest of building is meeting the allowable height.
- Minor setback at Kenworth Road requested, the maximum set back at front is 6m and we are requesting for increase the max. setback to 7.75m for provide the security and safety of tenant at main floor.

Please feel free to contact us if there is any additional information required by City of Nanaimo,

Sincerely,

Daryoush Firouzli
Architect AIBC, RAIC, AIA, MArch

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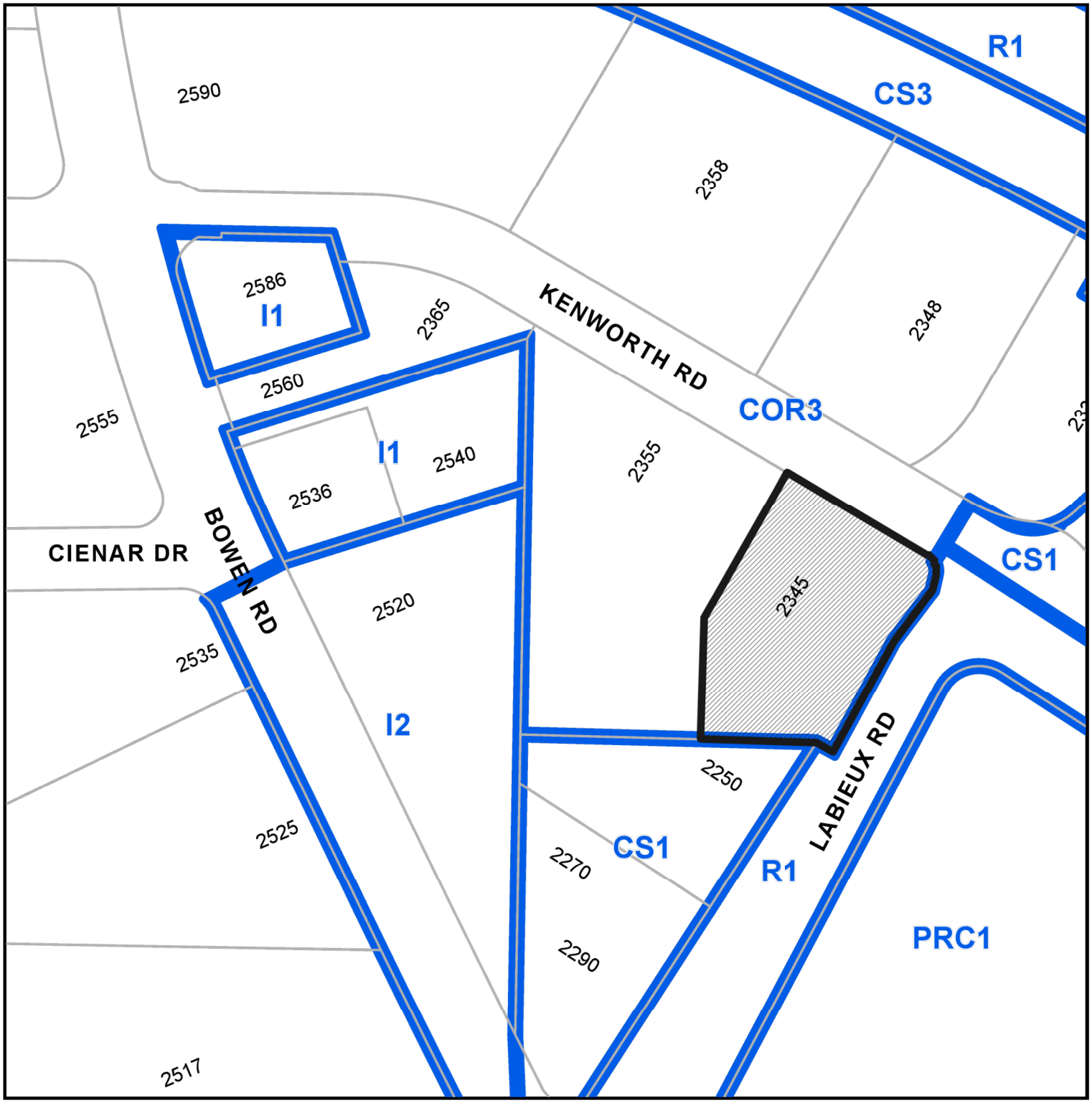
CONTEXT MAP

Document Path: V:\Source Data\Departmental Data\EngPubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\DP001237_ContextMap.mxd

LOCATION PLAN



DEVELOPMENT PERMIT APPLICATION NO. DP001237

Subject Property

CIVIC: 2345 KENWORTH ROAD
LEGAL: LOT B, SECTION 20, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP110921

NOTE:

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NO	DATE	REVISIONS
1	MAY 25 21	ISSUED FOR DEVELOPMENT PERMIT

NOT OF CONSTRUCTION

D-ARCHITECTURE
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FIROUZLI@SHAW.CA
DARYOUSH FIROUZLI ARCHITECTURE INC.

SEAL

CONSULTANT LOGO

SCALE: 3/32"=1'-0"
DRAWN
CHECKED
DATE: 25 MAY 21

PROJECT: Rental Housing
2345 KENWORTH ROAD
NANAIMO, BC

CLIENT: BC HOUSING
PROJECT NO: 2861

SHEET TITLE: SITE PLAN
MAIN FLOOR

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SHEET NO. A1.1
REVISION 1

SITE PARTICULARS

CIVIC ADDRESS:	2345 Kenworth, Road, Nanaimo, BC
LEGAL ADDRESS:	Lot 5, District Lot 20, Range 7, Mountain District, Pan EPP92969
SITE AREA:	46,715 SQ.FT. (4,339.9 M2) After property line adjustment
ZONING:	COR3 COMMUNITY CORRIDOR

PROJECT DATA

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	COR3 COMMUNITY CORRIDOR	COR3 COMMUNITY CORRIDOR
LOT AREA	46,715 S.F. (4,339.9 M2)	46,715 S.F. (4,339.9 M2)
LOT COVERAGE	60%	18% = 8,335 S.F.
BUILDING GROSS FLOOR AREA	- - - - Total = -	BUILDING 33,256 S.F. Total = 33,256 S.F.
DENSITY	0.75 = 35,036 S.F.	0.71 = 33,256 S.F.
SETBACKS	FRONT: 9.84'(3.0m)Min.19.69' (6.0 m) Max. REAR: 24.60' (7.5 m) Min. SIDE:1 0.0' (0.0 m) Min. SIDE:2 9.84' (3.0 m) Min. SIDE (flanking street): 9.84' (3.0 m) Min.	FRONT: 25.4'(7.75m)Min. REAR: 24.60' (7.5 m) Min. SIDE:1 0.0' (0.0 m) Min. SIDE:2 9.84' (3.0 m) Min. SIDE (flanking street): 9.84' (3.0 m) Min.
HEIGHT OF BUILDINGS	45.93' (14 m) Max.	48.3' (14.73m) Max.
AMENITY AREAS		-
OFF-STREET PARKING	Area #3 - 1.68 Stall per 3 bedroom units 1.68X6=10.08 - 1.44 Stall per 2 bedroom units 1.44X6= 8.64 - 1.07 Stall per 1 bedroom units 1.07X18=19.26 - 0.90 Stall Studio units - 0.20 Per bed 0.20X17=3.70 Office Space - 1.00 Per 22m2 net office space 6.00 - TOTAL: = 47.68	- HC Parking Stall 4 - Small Parking Stall 20 - Large Parking Stall 24 Provided : = 48

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EAST ELEVATION

SOUTH ELEVATION

MARK	MATERIAL	COLOR
1	HARDIE PANEL	CHARCOAL
2	HARDIE PANEL	RUST 217S-30
3	HARDIE PANEL	WHITESTONE 2134-60
4	HARDIE PANEL	NORMANDY 2129-40
5	HARDIE PLANK SHINGLE STYLE SIDING	RUST 217S-30
6	CORRUGATED METAL	RUST MS 380
7	WOOD TIMBER	STAIN
8	VINYL WINDOWS	WHITE
9	ALUMINUM DOOR	WHITE

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NOTE:

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SEAL

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SCALE 3/16"=1'-0"
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CHECKED
DATE 29 JULY 21

PROJECT
Rental Housing
2345 KENWORTH ROAD
NANAIMO, BC

CLIENT
BC HOUSING

PROJECT NO. 2861

SHEET TITLE
COLORS OPTION #1
BUILDING ELEVATIONS

SHEET NO. A3.1
REVISION —

NORTH ELEVATION

WEST ELEVATION

MARK	MATERIAL	COLOR
1	HARDIE PANEL	CHARCOAL
2	HARDIE PANEL	RUST 217S-30
3	HARDIE PANEL	WHITESTONE 2134-60
4	HARDIE PANEL	NORMANDY 2129-40
5	HARDIE PLANK SHINGLE STYLE SIDING	RUST 217S-30
6	CORRUGATED METAL	RUST MS 380
7	WOOD TIMBER	STAIN
8	VINYL WINDOWS	WHITE
9	ALUMINUM DOOR	WHITE

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CONSULTANT LOGO

SCALE 3/16"=1'-0"
DRAWN
CHECKED
DATE 29 JULY 21

PROJECT
Rental Housing
2345 KENWORTH ROAD
NANAIMO, BC

CLIENT
BC HOUSING
PROJECT NO. 2861

SHEET TITLE
COLORS OPTION #1
BUILDING ELEVATIONS

SHEET NO. A3.2
REVISION —

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NO.	DATE	REVISIONS
1	MAY 25 21	ISSUED FOR DEVELOPMENT PERMIT APPLICATION

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SCALE: —

DRAWN:

CHECKED:

DATE: 15 JUNE 21

PROJECT: Rental Housing
2345 KENWORTH ROAD
NANAIMO, BC

CLIENT: BC HOUSING

PROJECT NO. 2861

SHEET TITLE: RENDERING
BUILDING ELEVATIONS

SHEET NO. A4.1

REVISION —

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SCALE —

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DATE 15 JUNE 21

PROJECT
Rental Housing
2345 KENWORTH ROAD
NANAIMO, BC

CLIENT
BC HOUSING

PROJECT NO. 2861

SHEET TITLE
RENDERING
BUILDING ELEVATIONS

SHEET NO. A4.2

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CONCEPTUAL LANDSCAPE PLAN
Scale: 1:150

0 1 2 3 4 5 10 20m

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NOTES:

See L0.2 for Plant Palette

NORTH

REVISIONS:

Issued for Review - 2020May8
Issued for Review - 2021Mar10
Issued for Review - 2021Mar14
Issued for Review - 2021Mar19
Issued for DP- 2021Mar29
Re-Issued for DP- 2021May27

CONSULTANT:

LANDSCAPE ARCHITECT

PROJECT:

2345 KENWORTH ROAD
NANAIMO, BC

SITE LEGAL DESCRIPTION:

LOT 5-B, SECTION 20, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP92969

SHEET TITLE

CONCEPTUAL LANDSCAPE PLAN

SCALE: AS NOTED	DATE: Apr. 17, 2020
DRAWN: DR	CHECKED: VJD
PROJECT NUMBER: 2345 KENWORTH ROAD	
DRAWING NUMBER: L0.1	

PLANT PALETTE

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Comments
		DeciduousTrees				
Ce		Cornus nutallii 'eddies white wonder'	Eddies White Wonder Dogwood	6 cm cal		
Ls		Liquidamber styraciflua	Liquidamber			
Fp		Parrotia persica	Persian Ironwood	6 cm cal	1.8m branching height	Sreet trees
Sjap		Styrax japonica	Snowbell Tree	5 cm cal	1.8m branching height	
		Small Deciduous Trees				
AgA		Amelanchier grandiflora 'Autumn Brilliance'	Serviceberry	10 gall		
Ap		Acer palmatum	Japanese Maple			
		Coniferous Trees				
FoB		Picea omoriko Bruns	Serbian Spruce			
Flv		Pinus flexilus vanderwolf	Vanderwolf Pine	2m ht		

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Comments
		Evergreen Hedge				
End		Escallonia Newport Dwarf	Escallonia	#1	.6m o.c.	
		Understory Plants				
Gs		Gaulthera shallon	Salal	#1	.6m o.c.	
Mr		Mahonia reptans	Creeping Oregon Grape	#1	.6m o.c.	
Vo		Vaccinium ovatum	Evergreen Huckleberry	#1	1.2 m o.c.	
		Deciduous Shrubs				
La		Lavender angustifolia	Lavender	#1	1.2 m o.c.	
Rs		Ribes sanguineum	Red Flowering Currant	#1	1.2 m o.c.	
Rr		Rosa rugosa	Shrub Rose	#1	1.2m o.c.	various colours
		Ferns				
Pmun		Polystichum munitum	Sword Fern	#1	.6m o.c.	
		Ornamental Grasses				
Msy		Miscanthus yaku-jima	Maiden Grass	#1	.6m o.c.	
Pa		Pennisetum alopecuroides	Fountain Grass	#1	.6m o.c.	
		Perennials/Groundcovers/ferns				
Nd		Nepeta dropmore blue	Catmint	#1	.6m o.c.	
Ro		Rosemarinus officionale	Rosemary	#1	.6m o.c.	
So		Salvia oficionale	Culinery Sage	#1	.6m o.c.	
		Bioswale Plants				
Co		Carex obnupta	Slough sedge	plugs	.6m o.c.	
Ie		Iris ensata	Iris	#1	.6m o.c.	
Sm		Scirpus microcarpus	Small flowered bullrush	plugs	.6m o.c.	

Note: The plants for this scheme will be chosen from the following list as appropriate. Not all plants will necessarily be used and others may be substituted depending on availability and suitability. The numbers may change if the site plan changes.

Kenworth Street Trees

to match existing street trees to form canopy over sidewalk

Labieux Streetscape Trees

small deciduous trees to fit into space between building and ROW

Kenworth and Labieux Street Edge

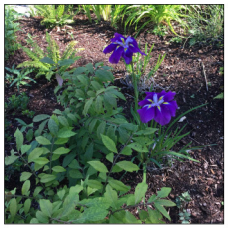
flowering shrubs

Coniferous Trees. West and South Buffer Plantings

tall year-round buffer against neighbours

Garbage Structure Screening

multi-stemmed Japanese Maple



Bioswale Plantings

Deciduous Flowering Trees

in parking lot and courtyard

Courtyard Plantings

culinary herbs

Courtyard Plantings

pollinator plantings

Courtyard Plantings

plants for bird life (hummingbirds)

DESIGN RATIONALE

The design for the outdoor space is centered around the idea of creating a friendly residential place, while ensuring the spaces are secure.

Streetscape:
In order to balance the residential atmosphere with security concerns, a 6' black metal fence will surround the property along Kenworth and Labieux Streets. Along Kenworth, Persian Ironwood trees will pair up with the existing trees on the boulevard, forming an attractive archway over the sidewalk. A bioswale runs the length of the Kenworth Streetscape between the fence and the sidewalk.
Along Labieux, small multistemmed flowering trees will be planted between the building and the ROW. (Trees are not permitted in the ROW).
At the corner of Kenworth and Labieux a decorative paving pattern provides a small plaza space. The soldier course is a playful element suggesting choices in paths.
Shrub roses will be planted in front of the fence. The fence and roses will prevent the public from approaching the building, allowing the ground floor residents to feel safe. In addition, from the street they will provide an attractive colourful edge, more typical of residential areas.

The buffer planting on west and south, consists of tall narrow conifers, native plants as understory, and a solid cedar fence. This solid board fence will enclose the courtyard space in the northwest corner, allowing access to Kenworth only for utility via a locked gate.

The pedestrian entrance is off Labieux and is designed to reduce the scale of the power pole and deflect attention to the building. A small tree, a focal point as you enter, is directly in front of the gate. This tree will be a multistemmed deciduous tree which will screen the garbage container. A bench will be located by the front door under the canopy.

The parking lot is surrounded by conifers; additional shade trees will be planted in the bioswale/raingardens.

The Courtyard is a private space for the residents for both active and passive recreation. There is space for tables and chairs, outdoor dining at a communal table, and hard surfaces for children's activities such as painting and chalks adjacent to the child care. There is a lawn area surrounded by a concrete path that links a dog run, a gazebo, informal seating areas away from the main patio, community gardens, garden shed, a traditional play area, and a natural play area. The planting has been chosen to add to the residential feel of the garden, with culinary herbs and perennials.

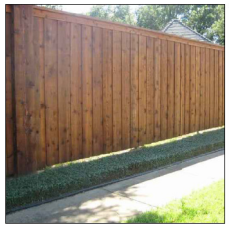
The plant selection is based on hardiness, drought resistance, ease of maintenance, and wildlife value.

SITE FURNISHINGS

Metal Fencing along Kenworth and Labieux

Benches

Lighting Bollards



6' Board Fencing

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NOTES:

NORTH

REVISIONS:

Issued for Review - 2020May8
Issued for Review - 2021Mar10
Issued for Review - 2021Mar14
Issued for Review - 2021Mar19
Issued for DP - 2021Mar29
Re-Issued for DP- 2021May27

CONSULTANT:

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VICTORIA DRAKEFORD LANDSCAPE ARCHITECT
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V0R 2H0
(250)-754-4998
vicdrakeford@shaw.ca

PROJECT:

2345 KENWORTH ROAD
NANAIMO, BC

SITE LEGAL DESCRIPTION:

LOT 5-B, SECTION 20, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP92969

SHEET TITLE

DETAILS

SCALE: AS NOTED
DATE: Apr. 17, 2020
DRAWN: DR
CHECKED: VJD
PROJECT NUMBER: 2345 KENWORTH ROAD
DRAWING NUMBER: L0.2

AERIAL PHOTO

DEVELOPMENT PERMIT APPLICATION NO. DP001237

2345 KENWORTH ROAD